

PLANNING STATEMENT IN SUPPORT OF AN APPLICATION FOR FULL PLANNING PERMISSION TO
CONVERT A TRADITIONALLY BUILT AGRICULTURAL BUILDING INTO A DWELLING HOUSE

AT

GREEN FARM MANOR FARM GREEN LANE LEEK STAFFORDSHIRE ST13 8PN

OCT 2022 UPDATED DEC 2023

This Statement is updated and is made in support of a **repeat Planning Application**

The initial Application ref: **SMC/2022/0597** decision notice dated 18 08 2023 was refused on the stated grounds that *the building is not considered to be of permanent and substantial construction...and not considered to be capable of conversion.*

This conclusion appears to have been made with disregard to the structural report submitted in support of the Application. In this regard: a new Structural Report has been commissioned from an independent structural consultant and this is submitted in support of the repeat Application. The report is dated 16 Oct 2023 and has been prepared by Cheshire Structures. It will be clear from the report that the building is of substantial and permanent construction and well suited to conversion to the single dwelling proposed.

Furthermore: the Planning Statement submitted in support of SMD/2022/0597 made reference to the historic importance of the building. Again, in this respect, the matter appears to have been ignored. No consultation was made with either the Authority's Buildings Conservation Officer or indeed Heritage England.

So: in this regard, the Statement is amended with the historic notes contained under a **Heritage Assessment** heading with an attendant statement of significance.

GENERAL

The building to be converted was acquired in 2022 by Mr and Mrs Heath of Foker Grange Leek

The Heath family at Foker are large scale dairy farmers. They own and control land close to the application building.

The barn is titled on this application as Green Farm because that is the name of the farmstead prior to the parent farm house being retitled Manor Farm at some point in the mid to late 20th.cent.

HERITAGE ASSESSEMENT

According to the Victoria County History the farm known as Green Farm was one of four farm houses in the area of the former hamlet of Rudyard. Rudyard village as it now exists was built around the large Rudyard Lake formed in 1799. The hamlet in the area of Green lane was gradually deserted

after being disrupted by the Leek to Macclesfield turnpike road formed in the 1760s; which passes close to Green Farm.

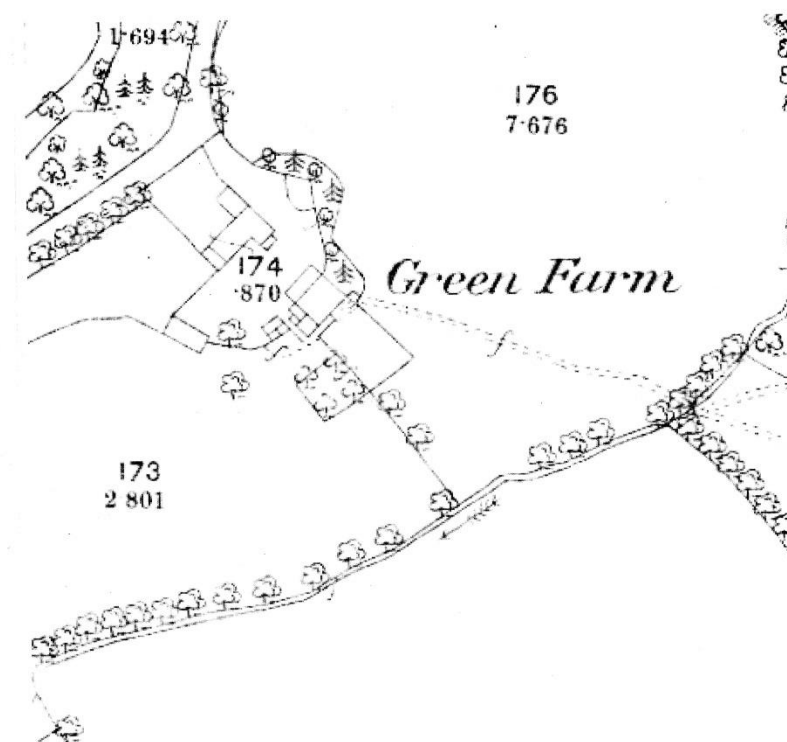
The farmsteads were part of an estate including Rudyard hamlet which passed to the Earl of Macclesfield in 1723 in whose control it remained until 1919 when the estate was broken up.

From its appearance, the farmhouse was evidently was built in the mid 1700s and it is reasonable to assume that the main part of the barn to be converted dates from this period or perhaps a little later. It is built with fine quality coursed stone with large neatly tooled quoins to corners and original openings.

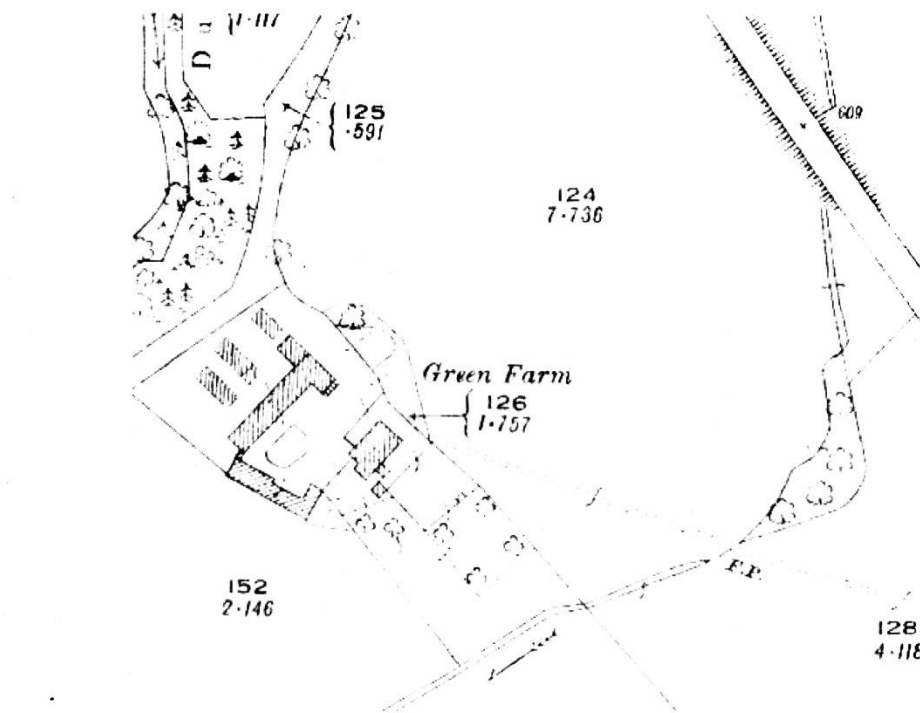
The smaller part of the tee shaped plan building appears to have been added later.

The barn is of a design strongly representative of the northern British vernacular with winter cow tying in stalls originally aligned facing the narrow ends of the building with loose hay stored over.

This arrangement was nearly universally changed in the early to mid 20th cent. to accommodate stalled cows along the length of the buildings with some windows added to provide natural light and ventilation.



MAP EXTRACT c.1876. The house and barn are extant opposite each other on a NW-SE axis



MAP EXTRACT c.1922. The house and barn as the 1876 map but with the adjacent building/s added to the SW of the barn. Note also the detached buildings within the land parcel between the barn and Green Lane. The two brick built-lean to single storey additions shown on the submitted drawings are yet to appear in 1922.

The National Planning Policy Framework requires that in the case of a building being identified as being a *non designated heritage asset* that a *Statement of Significance* is made (para. 200).

It is contended that this building is of **high** local significance and probably is of moderate national and regional significance.

Further: para. 196(a) of the NPPF promotes the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation.

GENERAL AND CONCLUSION

Anecdotally the building ceased use for agricultural purposes in the late 20th cent and without being used for an alternative use since.

Part of the upper storey outside wall is missing from the smaller tee shaped part on plan but stone pillars are still extant to the ground floor part and these indicate that the use of this part was for a 3 bay cart shed.

The roof for this part has clearly been missing for some time and the roof coverings for part of the larger part of the barn were recently removed following storm (wind) damage. The natural slates covering this part are safely stored ready for reuse.

The remainder of the roof coverings for this part, being again natural slate, are clearly at the end of their design life as are the supporting roof timbers. Although it should be possible to retain some of the queen post trusses within the converted building, albeit without them having any structural integrity.

The external walls to the building as a whole are true and straight being largely without bulges and signs of subsidence often found in buildings of this age and type of construction. As before mentioned ; the building is very well built and in this regard clearly dates from the period when ownership lay with the Earl of Macclesfield and with its available funds and in house trade skills of the calibre to construct a building such as is evident at Green Farm.

The barn as it stands must be viewed as being a significant unlisted heritage asset of serious risk of being lost unless major restoration works are undertaken. The intended conversion to a dwelling will in effect achieve this, although at considerable cost, thereby preserving the asset for the foreseeable future.

The conversion would qualify in all respects as a GPDO Class Q conversion and could therefore be the subject of a prior notification to the LPA of an intention to convert by change of use to a dwelling house or indeed two houses under the provisions of the General permitted Development Order. However: the Order limits the extent of allowable residential curtilage somewhat and so in this instance, a full planning application is proposed so as to be able to utilise all of the land which lies between the barn and the Green Lane frontage boundary as residential curtilage; meaning in this context, garden and lawn.

A class Q notification therefore represents a Planning “fall back” position should the Full Application not be successful.

A protected species survey and report is included with the supporting documents for this Application.



THE BARN VIEWED FROM THE NORTH WEST SHOWING THE ACCESS TRACK AND THE FARMHOUSE BEHIND TO THE LEFT



THE BARN FROM THE WEST



THE BARN FROM THE NORTH EAST



THE BARN FROM THE SOUTH EAST – SIDE FACING THE FARMHOUSE. Note fine quality of stonework



THE BARN FROM THE SOUTH EAST note again the fine quality stonework



INTERNAL OF THE BARN LOOKING TO THE SOUTH WEST GABLE END note the raised cow tying platform and heel stone / muck passage

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